



MEMORANDUM

CITY OF WATERTOWN, NEW YORK – PLANNING OFFICE
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TO: Planning Board Members

FROM: Kenneth A. Mix, Planning and Community Development Coordinator

SUBJECT: LWRP Zone Changes – Land use review of Coffeen and W. Main St. areas

DATE: June 26, 2012

In preparation for the next round of Local Waterfront Revitalization Program (LWRP) zone changes, staff has prepared a map of existing land uses on the west side of the City. As shown on the map, there are substantial areas which are already in residential or commercial use. The difficult question will be the several large, active industrial uses along Coffeen Street near the railroad, which include construction companies, warehouses, a Verizon facility, and our own Public Works garages. There are also several active industrial uses on the north side of the river, including vehicle storage, a flooring warehouse, and a machine shop.

A description of the land use categories follows:

- Commercial – Uses typically associated with Neighborhood Business District or Commercial District, including retail, restaurants, and offices.
- Industry – Uses associated with Heavy Industry and Light Industry districts, including manufacturing, warehouses, and self-storage facilities.
- Multi-family – Residential development with more than one dwelling unit per parcel, including boarding houses.
- Single Family – Residential development with a single unit per parcel.
- Vacant – Parcels which are either completely undeveloped, or contain uninhabitable buildings.

Please start to review the existing uses in this area. We will give an overview of the LWRP for the new board members and begin discussing possible changes for this area at the meeting.

cc: City Council Members
Robert Slye, City Attorney
Justin Wood, Civil Engineer II